

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

05-132A

Orleans

EAS.1327

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*): North Eastham

Photograph



Address: 4775 State Highway

Historic Name: Lester and Harriet Horton House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1919

Source: Vital records, mortgage and title records

Style/Form: Craftsman/ Bungalow

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block (likely)

Wall/Trim: Synthetic clapboards/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Outbuilding behind house (use unknown)

Major Alterations (*with dates*):

None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.71 acres

Setting: This parcel is located along a mixed-use stretch of the State Highway. The house is set fairly close to the street on its level parcel. The house is partially obscured by mature trees and shrubbery. The house is accessed via a driveway shared with properties to the north and west.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

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4775 STATE HIGHWAY

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Lester and Harriet Horton House, built in ca. 1919, is an example of a Craftsman Bungalow. Character-defining features include the overall 1 ½-story, side-gable form with clipped gable ends; the roof form extending forward on both front and rear elevations, and forming an open porch on the front elevation; the deeply-projecting open eaves; and the centered shed dormer on the front roof slope. The elevations are clad in synthetic clapboards. The front porch is enclosed by half walls and supported by simple, square posts. The first floor of the front elevation is three bays wide with a center entrance flanked on both sides by paired windows. Fenestration now consists of modern, thermal, 1/1 double-hung sash.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

The Horton family owned a great deal of property in North Eastham, especially in this vicinity. The history of this parcel tracks back to the Cushing Horton House at 4885 State Highway (ca. 1750, EAS.40). By 1918, it was owned by Lester Garfield Horton (1883-1965), the great-great-grandson of Cushing Horton (1757-1811); and land on both sides of State Highway had been owned by members of the Horton family since at least 1800. Lester G. Horton was the son of Isaiah Holbrook Horton Jr. (1835-1903) and Rachel Witherell Horton (1837-1916). The 1905 Barnstable County map shows the name "L. Horton" attached to what appears to be the 4885 State Highway house (Figure 2), while Lester's brother Obed W. Horton lived on the east side of State Highway closer to its intersection with Nauset Road. Also shown on this map, diagonally across from Lester Horton, was the Nauset House, a boardinghouse run by Abraham M. Horton (1808-1884) and his wife Paulina Doane Horton at least from 1858 until his death. Lester G. Horton lived at 4725 State Highway, which he appears to have built on his father's land about 1905, and his widowed mother Rachel was living with him in 1910.

Land that included this parcel was inherited by Lester G. Horton from his parents. Lester was married to Mabel Gertrude Weekes (1885-1918), who died at age 33 leaving him with three minor children. He was remarried to Harriet Priscilla Ham in 1919. The 1900 and 1910 censuses list Horton living in Eastham with farming as his occupation. By 1920 he had moved to Wellfleet and became a retail grocer. Horton operated the Wellfleet Market Company with his partner Fred Gill; the business was located a short distance to the west of this property (54 East Commercial Street, WLF.661).

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Lester Horton took out a mortgage with Wellfleet Savings Bank in 1919 for this property, and that mortgage referenced buildings. Given that he inherited this property from his mother in 1917, he appears to have built this house sometime between 1917 and 1918.¹ In 1921, Lester and Harriet Horton were living in Wellfleet when they sold this house to Frank King of Eastham.²

Born in Newport, RI in 1885, King was the son of Azorean immigrants and was working as a fisherman in Truro in 1906 when he married Mary Lena Oliver, also a native of the Azores then working as a domestic. During WWI, he worked for four years as a surfman for the Coast Guard. By 1920, the family appears to have been living at 4885 State Highway. King was then running a truck farm, and he and his wife had five children - Frank J., John L., Joseph A., Mary M., and Catherine. King is shown as a fisherman living on King's Highway in the 1929 directory, and the 1930 census shows him as a farmer on that road; and his sons Frank and Joseph were working as shell fishermen. Tax records for 1937 show Frank King with two houses, a barn, a garage, and a gas station. Most of these buildings may be visible in the 1938 United States Geological Survey (USGS) aerial photographic survey of Cape Cod (Photo 4). Mary King died in 1957, and in 1962, the administrator of her will sold this property to her youngest son and daughter-in-law, George O. and Helen T. King of Woodhaven, NY.³ In 1986, George King recorded a 4-lot subdivision of this property, with this house shown on Lot 1 (Figure 2).⁴ He and his wife, Felicitas (Koitka), were living in Naples, FL in 2002 when they sold Lot 1 to Steven J. and Marybeth R. Pepi of Eastham.⁵ The Pepis sold it two years later to Shallow Pond, Inc. based in Orleans, and in 2009, it was sold to the current owner, Jefferson C. Post of Orleans.⁶

BIBLIOGRAPHY and/or REFERENCES

1910 Map, *Atlas of Barnstable County*, Boston, MA: Walker Litho. & Publishing Co., 1910.

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<https://digital.olivesoftware.com/Olive/APA/Sturgis/#panel=home>.

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United States Geological Survey. Aerial Survey 1938-2020,

<https://www.capecodcommission.org/our-work/cape-cod-chronology-viewer/>.

www.ancestry.com - Vital records.

¹ Barnstable County Registry of Deeds, Book 365/ Page 280.

² Book 378/ Page 256. Horton also sold 4885 State Highway to King.

³ Book 1150/ Page 25.

⁴ Plan Book 429/ Page 6.

⁵ Book 15210/ Page 314.

⁶ Book 18731/ Page 214, Book 23527/ Page 55.

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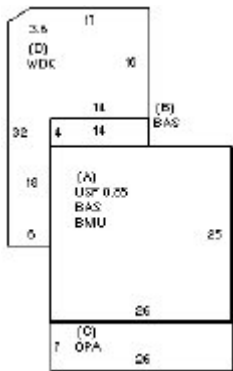


Figure 1. Assessor Sketch Map.



Photo 2. View from State Highway, looking WSW.



Photo 3. View looking southwest (2009 Assessor photo).

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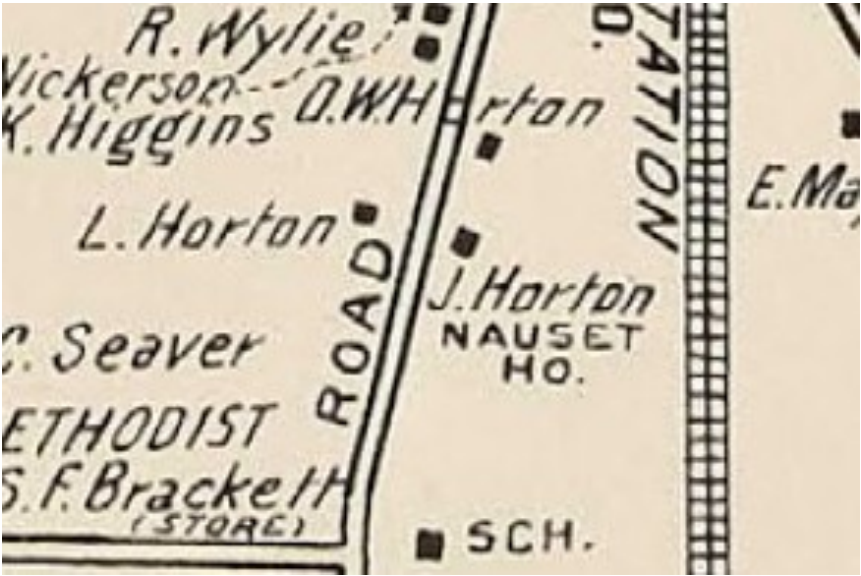


Figure 2. Detail of 1910 Barnstable County Atlas



Photo 4. Detail of 1838 USGS aerial survey (arrow added).